

**97-99 Kings Road,
Chelsea London, SW3**



Prime Chelsea Retail Premises on Prestigious Kings Road

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Location

The unit is situated in the heart of Chelsea, one of London's premier neighbourhoods and home to affluent shopping district, King's Road. The unit is well positioned on the parade between Smith Street and Radnor Walk.

The location plays host to a range of popular occupiers including Sticks 'n' Sushi, Marks and Spencer, Pizza Express, Starbucks, Holland and Barrett, Five Guys and Waitrose.

Rent

Upon application.

Tenure

The premises are available on a short-term lease with a rolling development break from June 23, for a term to be agreed.

The lease will be contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act (Part II) as amended.

Accommodation (NIA)

The unit is arranged over ground floor and basement with the following net internal floor areas:

Description	sq ft	sq m
Ground Floor	1,148	106.6
Basement	884	82.1
Total	2,032	188.7

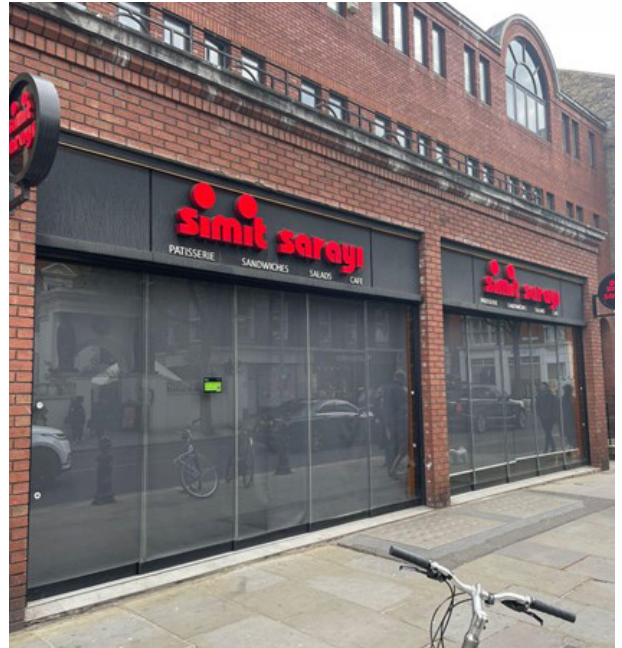
Planning

The premises benefit from Class E planning consent

Business Rates

Rateable Value - £280,000
UBR 23-24 - £0.512p
Rates Payable - £143,640

Interested parties are recommended to confirm the above with the ratings department at the Royal Borough of Kensington and Chelsea.



EPC

Available upon request.

Legal Costs

Each party to bear their own legal and professional fees.

Further Information and Viewing

Viewings are by appointment only via sole agents:

Levy Real Estate:

Matt Paulson-Ellis

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Location Plans

Not to scale, indicative only



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